

# **PROCEEDINGS OF THE CITY PLANNING COMMISSION**

**February 17, 2017**

## **Regular Meeting**

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel Driehaus, Mr. Byron Stallworth, Mr. John Schneider, City Manager Harry Black, Dr. Rainer vom Hofe, and Councilmember Amy Murray. Mr. Ronald Koettters resigned from the City Planning Commission on February 6, 2017.

Also in attendance were Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles C. Graves III, Ms. Hannah Urbanski, Ms. Lauren Bihl, Mr. James Weaver, Ms. Stacey Hoffman, and Ms. Bonnie Holman.

Mr. Driehaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

**The Commission approved the last prior meeting's minutes (February 3, 2017).**

Mr. Stallworth made the motion, which Mr. vom Hofe seconded.

Aye: Mr. Black, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

Mr. Driehaus stated that Mr. Graves requested that Items 1 and 3 be moved to the Discussion Agenda to allow the Department of City Planning interns the opportunity to present to the City Planning Commission. Mr. Driehaus stated that there were no speakers for Item 5 and asked that it be moved to the Legislative Consent Agenda.

**The Commission approved moving Items 1 and 3 to the Legislative Discussion Agenda and Item 5 to the Legislative Consent agenda.**

Mr. Driehaus made the motion, which Mr. vom Hofe seconded.

Aye: Mr. Black, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

### **Consent Agenda - Legislative**

**Item 2** was a report and recommendation on the sale and vacation of the remaining .25 acre section of Cortlandt Avenue in the West End, to Miller-Vontz LTD, doing business as Heidelberg Distributing Company. Department of City Planning staff recommended approval.

**Item 5** was a report and recommendation on a proposed zone change from TF Flex (T5F) to T4 Neighborhood – Small Footprint (T4N.SF) at 766 Morgan Street in Walnut Hills. Department of City Planning staff recommended approval.

**The Commission adopted staff's recommendations for the Legislative Consent Agenda.**

Mr. Black made the motion, which Mr. Schneider seconded.

Aye: Mr. Black, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

#### **Consent Agenda – Quasi-Judicial**

**Item 4** was a report and recommendation on a Record Plat for Elm Street Townhomes in Over-the-Rhine. Department of City Planning staff recommended approval.

**The Commission adopted staff's recommendations for the Quasi-Judicial Consent Agenda.**

Mr. vom Hofe made the motion, which Ms. Murray seconded.

Aye: Mr. Black, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

#### **Discussion Agenda- Legislative**

Ms. Urbanski presented **Item 1**, a report and recommendation on the sale of the right-of-way on Thornton Avenue in Sayler Park to the Mariner's Landing Boat Club LLC for use as a private drive. Department of City Planning staff recommended approval.

**The Commission adopted staff's recommendations for Item 1 on the Legislative Discussion Agenda.**

Mr. Stallworth made the motion, which Mr. vom Hofe seconded.

Aye: Mr. Black, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

Ms. Bihl presented **Item 3**, a report and recommendation on the proposed conveyance of the property at 625 Eden Park Drive in Walnut Hills to the City and the re-conveyance of such property to 625 Eden Park Drive, LLC or an affiliate thereof. Department of City Planning staff recommended approval.

Mr. Schneider asked why the City of Cincinnati needed to be in the chain of title. Mr. Haynes responded that if the City once had ownership of the property, it would then become eligible for certain TIF funding.

**The Commission adopted staff's recommendations for Item 3 on the Legislative Discussion Agenda.**

Ms. Murray made the motion, which Mr. Stallworth seconded.

Aye: Mr. Black, Mr. vom Hofe, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

Ms. Hoffman presented **Item 6**, a report and recommendation on the *Auburn Avenue Corridor Strategic Development Plan* in Mt. Auburn. Department of City Planning staff recommended approval.

Ms. Hoffman introduced Mr. Craig Gossman, of the Gossman Group and stated that their Planning and Design team lead the initiative. Mr. Gossman presented the *Auburn Avenue Corridor Strategic Development Plan* and gave an overview of the process and goals. He outlined the "Big Ideas", future land use, key development zones, and transportation recommendations. He stated that the public process was an essential aspect of the plan and that hundreds of community members and stakeholders participated. The plan was presented to and approved by the Mt. Auburn Community Council in January 2017.

Mr. Driehaus asked if the corridor was in a historic zone. Mr. Gossman responded that the historic zone runs the length of the corridor and that there were several nice historic buildings. Mr. Driehaus asked the type of architecture would be allowed for new development in the Plan area. Mr. Gossman responded that all development would be required to follow the historic guidelines.

Mr. Schneider stated that there was a great opportunity for underground parking in the area. Mr. Gossman agreed that some sites dropped off in the rear and allowed for parking.

Mr. vom Hofe said that the Plan did not allow for a dedicated bike lane along the corridor. Mr. Gossman stated that they studied the possibility of a bike lane, worked with Mr. Michael Moore, the Director of the Department of Transportation and Engineering, and eventually ruled out a dedicated bike lane.

Mr. Driehaus pointed out that there was a letter of support from Dr. Stanley Broadnax, President of the Mt. Auburn Community Council.

Ms. Carol Gibbs, President of the Mt. Auburn Community Development Corporation (MACDC), said that they met with Christ Hospital employees, business owners, financial institution representatives, and private property owners, to get their input. The bicycle lane idea was discussed but was not an important issue to them.

Mr. Schneider asked about the plans for the Flat Iron building. Mr. Gossman responded that the property was in foreclosure and the current owner did not have any plans to improve or redevelop the building. He said it would need a great deal of funding to bring it back into use. Mr. Schneider said he felt it was an important building and should be saved. Ms. Gibbs commented that the building had not had a roof in years.

Mr. Dan Schimberg, of Uptown Rental Properties, stated that they offered to help pay for the Plan. He said the Plan worked on the spine of the neighborhood and provided direction for the rest of the community. He said the Flat Iron building had a funding gap and parking would be almost impossible. He said he was an avid cyclist and the route up the Mt. Auburn corridor was extremely steep and was not used by cyclists very often. He added that the streets were narrow, and had heavy pedestrian and emergency vehicle traffic.

Mr. vom Hofe stated that he had worked on the University Area Impact Solutions Study and it was a high priority to encourage people to bike instead of using cars. He said he thought a dedicated bike lane would be feasible and the City needed a complete system of bike lanes and trails. Mr. Driehaus suggested a different route through other Mt. Auburn streets could be considered. Perhaps a route through Inwood Park could be studied. Mr. Gossman said that a bike plan was never part to the Plan.

Ms. Catherine Ingram, member of the Mt. Auburn Community Council, stated that the Plan was for the Auburn Avenue Corridor and not the entire neighborhood. Other streets could be used for a bike route. Mr. vom Hofe said he felt the Plan was good but the bike issue was important.

Mr. Driehaus stated that it was important to try to save the Flat Iron building and perhaps the Historic Conservation Board could become involved.

**The Commission adopted staff's recommendations for Item 6 on the Legislative Discussion Agenda.**

Ms. Murray made the motion, which Mr. Schneider seconded.

Aye: Mr. Black, Ms. Murray, Mr. Stallworth, Mr. Schneider, and Mr. Driehaus.

Abstain: Mr. vom Hofe

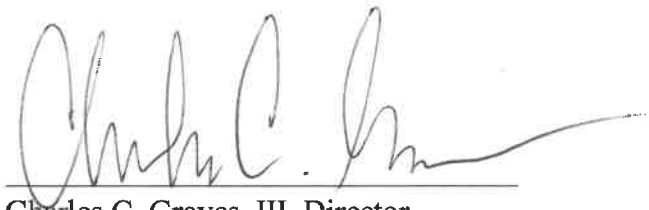
## Director's Report

Mr. Graves said that Mt. Auburn was a great neighborhood and the *Auburn Avenue Corridor Strategic Development Plan* was a great start and he looked forward to working with the neighborhood to make it successful.

Mr. Graves invited everyone to register for and attend the annual Neighborhood Summit which would be held on Saturday, March 11, 2017, at Xavier's Cintas Center. He also announced the David Allor Zoning Conference which would be held March 31, 2017.

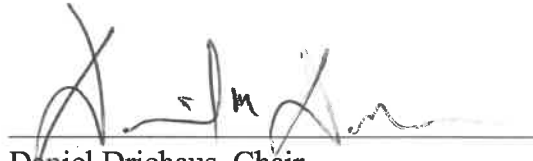
Mr. Drieaus stated that he would like an update on 77 and 125 W. McMillan Street.

The meeting adjourned at 10:20 A.M.



Charles C. Graves, III, Director  
Department of City Planning

Date: 3/3/17



Daniel Drieaus, Chair  
City Planning Commission

Date: 3/3/17